ADDRESS 1810 Third Avenue, North, Bessemer, AL 35020 SOURCE OF TITLE BOOK PAGE Subdivision Lot Inst PRINTER Page OQ Q S T R 12/21/1994-3706B 12/16 PM CERTIFIED 13/10 PM COUNTY WHEN BY THESE PRESENTS: That Whereas, COUNTY SHELBY Willie L. Woodson and wife, Evelyn Woodson (hereinsfer called "Mortgagors", whether one or more) are justly indebted to First Family Financial Services Inc., a corp. (hereinsfer called "Mortgagors", whether one or more) in the sum of NINE THUSSAND SEVEN HADRED FIFTY ONE & .15/100—Dollars	This instrument was	s prepared by:			
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This mortgage and lien shall secure not only the principal amount hereof but all future and subsequent advances to or on behalf of the Mortgagors or any other indebtedness due from the Mortgagors to the Mortgagoe, whether directly or acquired by assignment, and the real estate herein described shall be security for such debts to the extent aven in excess thereof of the principal amount hereof. If the Mortgagor shall sell, lesse or otherwise transfer the mortgaged property or any part thereof, without the prior written consent of the Mortgages, the Mortgagoe shall be surhorized to declare at its option all or any part of such indebtedness immediately due and payable. If the within mortgage is a second mortgage, then it is subordinate to that certain prior mortgage as recorded in Vol. NA in the Office of the Judge of Probate of	county of NINE THOUSA (\$ 9751.15 executed on even da Whereas, Mortgagor NOW THEREFORE, Mortgagee the follow Beginnin directic West 420 East 420	Millie L. Mortgagors", whether one or more MD SEVEN HUNDRED FIFTY Of Its herewith and payable according is agree, in incurring said indebted in consideration of the premises, wing described real estate, situated on parallel with Bir of peet to right of w of feet to Birmingham	Woodson and wife are justly indebted to First NE & .15/100 , Dollars, to the term of said Note And ness, that this mortgage should said Mortgagors, and all other in of Lee Roy Cobb mingham & Montgar way of L & N right and & Montgar ri	together with finance charges as provide Security Agreement until such Note And be given to secure the prompt payment it is executing this mortgage, do hereby grades and running in a Namery Highway 210 feet; then the of way 210 feet; then the of way to point of	vices Inc., a corp. gee", whether one or more) in the sum Dollars d in said Note And Security Agreement Security Agreement is paid in full. And thereof. ant, bargain, sell and convey unto the County, State of Alabama, to-wit: ortherly thence ce beginning.
walled at the conception with the said print morinage, in order to prevent the foreclasure of said prior mortgage, and an auch amounts so expended by the	indebtedness due to debts to the extent of the Mortgager Mortgager shall be of the current balance prior mortgage, if sevent the within Mortgage, at its open the sevent	rom the Mortgagors to the Mortgagovan in excess thereof of the prince shall sell, lease or otherwise transuthorized to declare at its option gage is a second mortgage, then it is now due on the debt secured by a side advances are made after today transport should fail to make any paymortgage, then such default under the otion, declare the entire indebtedness the make on behalf of Mortgago.	pee, whether directly or acquire lipal amount hereof. Inster the mortgaged property all or any part of such indebte is subordinate to that certain NA County, Alai aid prior mortgage. The within a date, Mortgager hereby agreements which become due on sail prior mortgage shall constitute as due hereunder immediately any such payments which be	or any part thereof, without the prior these immediately due and payable. prior mortgage as recorded in Vol. No mortgage will not be subordinated to any a not to increase the balance owed that is a default under the terms and provisions of due and payable and the within mortgage come due on said prior mortgage.	written consent of the Mortgages, the said prior mortgage only to the extended secured by the above describes secured by said prior mortgage. In the other terms, provisions and conditions within mortgage, and the Mortgage subject to foreclosure. The Mortgage or any such expenses or obligations, or
The mortgage may be paid in full at any time on or before due date.		rranted free from all incumbrances		is, except as stated above.	

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TO HAVE AND TO HOLD the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever, and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said reat estate insured againsts loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amount so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest at the same interest rate as the indebtedness secured hereby from date of payment by said Mortgagee, or assigns, and be at once due and payable.

UPON CONDITION, HOWEVER, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagee may have expended, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage shall be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, but with or without first taking possession, after giving thirty days' notice, by publishing once a week for three consecurive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County (or the division thereof), where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale; First, to the expense of advertising, selling and conveying, including such attorney's fees as are allowed by law; second, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor.

IN WITNESS WHEREOF the undersigned Mortgagors have hereunto set their signatures and seals this_____

DECEMBER

"CAUTION	- IT IS IMPORTANT THAT		RACT BEFORE YOU SIGN IT"
		WILLIE L. WOODSON	SEAL)
	<u> </u>	EVELYN WOODSON	<u> </u>
THE STATE OF	ALABAMA		
	SHELBY	COUNTY	a Blotom, Bublis in and for eaid County in said State
I,	the undersigned Willie L. Woodson	and wife, Evelyn Woodson	, a Notary Public in and for said County, in said State,
hereby certify that	WITTE II. WOODSOIT	dika wile, iivelyii woodsoii	
conveyance they execu	ed to the foregoing conveyance, an ited the same voluntarily on the day dand official seal this	the same bears date.	on this day, that being informed of the contents of the
MORTGAGE	Willie L. Woodson and wife, Evelyn Woodson no First Family Financial Services Inc., a corp.	County OFFICE OF JUDGE OF PROBATE Judge of Probate in and for said County and State, do hereby certify that the foregoing conveyance was filled in my office for registration on the day of day of all city of the corded in Mortgage Book No. Page 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	For Recording For Taxes For Taxes For Taxes Judge of Proberte.